

CITY OF ROCHESTER
30 CHURCH STREET

ZONING BOARD OF APPEALS
MEETING WITH STAFF: 8:45 A.M.-9:30 A.M.
CONFERENCE ROOM 223B
Cases 1-5 PUBLIC HEARING: 9:30 A.M.
Case 6 & 7 PUBLIC HEARING: 11:30 A.M.
CITY COUNCIL CHAMBERS 302A

January 19, 2012

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case 1
File Number: V-052-11-12
Case Type: Use Variance
Applicant: Jim Speedy, Owner
Address: 26 Buckingham Street
Zoning District: R-3 High Density Residential District
Quadrant: SE
Purpose: To waive the dwelling unit conversion standards associated with the change of use from a 3-family with 2 roomers to a 5-family dwelling.
Enforcement: Yes

Case 2
File Number: V-053-11-12
Case Type: Area Variance
Applicant: Aymun Shaibi
Address: 430 Mt. Read Blvd.
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Purpose: To legalize the placement of a commercial vending machine (ice machine) adjacent to the convenience store, a prohibited accessory use in the R-1 Low Residential District.
Enforcement: No

Case 3
File Number: V-054-11-12
Case Type: Area Variance
Applicant: Karen Staertow, Providence Housing Development Corp.
Address: 414 Lexington Avenue (Holy Rosary)
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Purpose: To replace an existing decorative metal fence and 2 gates with a 5' high decorative metal fence (brick piers to remain) along Oriole and Finch Streets; thereby exceeding the maximum 3' height requirement for fencing in the front yard.
Enforcement: No

Case 4
File Number: V-055-11-12
Case Type: Area Variance
Applicant: Isam Ahmed, Business owner/operator
Address: 739 Dewey Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Purpose: To legalize roll-down shutters on windows on front façade, a prohibited alteration under the nonresidential building standards relating to transparency.
Enforcement: Yes

Case 5
File Number: V-056-11-12
Case Type: Area Variance
Applicant: Aera Lee, Owner
Address: 648 Mt. Read Blvd.
Zoning District: Dewey Driving Park Urban Renewal District-South (DDPURD-S)
Quadrant: NW
Purpose: To waive certain lot, area and yard requirements associated with the legalization of a single family dwelling at the rear of the property.
Enforcement: Yes

Case 6
File Number: V-057-11-12
Case Type: Area Variance
Applicant: Jung Choi, Owner
Address: 900-904 Genesee Street
Zoning District: C-2 Community Center District
Quadrant: SW
Purpose: To change the sign faces on an existing detached sign; thereby exceeding the size and height requirements for a detached sign in the C-2 District.
Enforcement: No

Case 7
File Number: V-050-11-12
Case Type: Area Variance
Applicant: Mark Minunni, North American Breweries
Address: 13 Cataract Street
Zoning District: CCD-R Center City District-Riverfront
Quadrant: NE
Purpose: To demolish a structure identified in the City of Rochester's list of Designated Buildings of Historic Value; a prohibited request pursuant to Section 120-65B of the Zoning Code.
Enforcement: No

III. Other Business

1. Updates to the Zoning Board Rules & Procedures.
2. Training Video – Botanical Rain Gardens (14 minutes). Compliments of the Stormwater Coalition of Monroe County.